

MARKET HOLDS FIRM AGAINST RENT LAWS

Spectacular Deals Are Fewer, but General Trading Is Still Vigorous.

With the much dreaded rent law finally on the statute books an unexpected spirit of calm and reassurance has descended upon the real estate world. There has been no serious diminution of the market's strength evident in the daily reports. Of course, there has been a decided falling off in sensational deals of the speculative variety, but this fair to be counterbalanced by the increasing number of big apartment houses purchased on the cooperative plan.

Some Disturbing Factors.

Chiefly, however, the continued health of the market may be ascribed to the fact that the structure of the present trading is based on the overwhelming demand for dwelling space which constitutes a foundation strong enough to resist the assault of uncooperative legislation.

There are two disturbing factors in the situation, however, as Richard O. Chittick, executive secretary of the Real Estate Board of New York, points out in a statement issued yesterday. One is the increasing frequency of the refusal by lenders to renew expiring mortgages on real estate while the uncertainty as to the outcome of the rent legislation exists. The other is that the legislature, having passed the restrictive rent legislation, has so far failed to enact the bill exempting the interest on mortgages from the provisions of the income tax law. Many authorities believe that the exemption of mortgages on this basis would go far to offset damage wrought by the rent legislation.

The rent laws have been in force for a week, but a general state of ignorance seems to prevail regarding their provisions and their application. In order to furnish information regarding them the Real Estate Board of New York has printed the laws in pamphlet form. The pamphlet also contains all the other bills proposed in the Legislature which are likely to be passed, and is being distributed by the Board of Municipal Court Judges for the administration of the laws enacted. The pamphlet may be had on application at the offices of the Real Estate Board for a small sum sufficient to defray printing charges.

How the Laws Are Clarified.

Concerning the situation Mr. Chittick says:

"In the municipal courts the justices have adopted certain rules so as to clarify the laws and make their administration as nearly as possible uniform. These laws, in substance, require the amendments asked for by the Real Estate Board at the hearing at Albany March 21.

"Reasonable assurance was given at Albany that these recommendations, though not accepted as amendments, would be included in supplemental legislation. An effort is being made to have this done. The result of these proposals is indicated in the fact that they have since become the major part of the court rules. Their effect is to render the rules applicable to the property under contract of sale or lease to property for cooperative use, to property needed for occupancy by the owner or his family, to that required for demolition or reconstruction, and to a certificate of occupancy was issued or was substantially reconstructed for dwelling purposes subsequent to the passage of the act."

QUEENS BUILDERS PLAN MANY HOUSES

March Applications Give Hope of Rife in Shortage of Living Quarters.

Queens builders have started to solve the housing problem in that borough by the erection of one, two and three family houses, judging from the applications filed with the Queens Building Bureau. The total filings in March were 745 applications, at an estimated cost of \$4,100,000. This is an increase of 192 buildings and 100 per cent. in estimated cost over the operations of one year ago. The buildings are operating principally on the south side of the borough. Long Island City will be the first to benefit by the operation in brick structures, according to the opinion of Commissioner John W. Moore.

Of the filings for March 60 per cent. were for single detached dwellings, 10 per cent. for two family semi-detached dwellings, 10 per cent. for three family brick dwellings and 10 per cent. for factories.

The filings for April have started with a rush and on last Tuesday the Queens Bureau had its record day when there were filed 104 plans for factories and dwellings of an estimated cost of \$997,000. This is the largest day's record since the bureau was organized. There have been days when the estimated cost of building amounted to more, but that was when plans for a single factory building were filed for which the cost would exceed \$1,000,000.

The most important dwelling operation for the month was that of Mehrman Company, Inc., which filed plans for the erection of twenty-two two family dwellings to be located on Chestnut street, south of Turnpike avenue, (Queens Park), which are to cost \$200,000. R. T. Mellin will erect two story two family dwellings on Compton terrace, south of Lexington place, Jamaica, to cost \$40,000. Dr. Joseph Lee will erect twelve one-story bungalow houses on Beach Twenty-eighth street, north of Seagrass avenue, Edgemere, to cost \$140,000.

AUSTRALIA IS BOOMING.

Calls for American Lumber to Maintain Building Programme.

Owing to labor shortage and the building boom in New Zealand and Australia, New Zealand lumber mills are unable to meet the demand, says the Bureau of Foreign and Domestic Commerce in its consular reports. It is therefore expected that New Zealand's operations of American oak and Douglas fir will break all records for last year, as these lumber are in great demand for the interior furnishing of homes. There is also a marked shortage of Oregon pine.

There seems to be plenty of money for loans for building homes in New Zealand, which will enable the vast number of homes already planned to be constructed.

Costly Estate of James A. Hearn To Be Sold at Public Auction



Residence of the late James A. Hearn at Long Branch, N.J., a copy of the noted Tanglewood Manor, England, and decorated by Tiffany, which is to be sold, together with the Casino and numerous outbuildings, at public auction next Saturday by Arthur C. Sheridan, auctioneer.

MANY HOMES BUILT ON LONG ISLAND

18,860 New Ones Erected in Last Year—Edgemere Leads Competitors.

In a leaflet distributed by the passenger department of the Long Island Railroad Company, showing the number and character of buildings erected at all points served by its trains, attention is directed to the fact that while active building operations on Long Island did not commence until late in the spring of 1919 (construction work having been practically at a standstill during the war period), nevertheless 18,860 new structures were put up, divided as follows: 7,251 dwellings, 413 stores, 70 factories and 420 miscellaneous buildings.

The greatest building activity recorded was in 1912, when 5,378 structures were built; the smallest number of new buildings erected since 1905 was during 1918, in which year only 1,615 structures were added. From 1905 to 1919 the total number of new buildings erected was 103,174.

Seventeen stations are listed in the passenger department's compilation, where more than 100 new buildings were put up in 1919. The point of greatest building activity was Edgemere, where 812 new structures of all kinds were erected; at Vanover Park the total was 713; Long Beach, 619; Jamaica, 559; Ozone Park, 509; Lynbrook, 422; Woodhull station, 325; Arverne, 311; Parkville, 276; Lynbrook, 259; Rockaway Beach, 267; Queens, 246; Freeport, 201; Rockville Centre, 199; Manhasset Neck, 129; Hollis, 104; Manhasset, 100.

The pertinent question, "Where Will We Dwell?" is the subject of an article in the pamphlet, which says in part: "Now that the struggle is over, we European-Americans face to face with a very serious problem—Where shall we dwell? The restrictions placed upon building by the Government during the war period have created a scarcity of homes in New York City. Abnormal influx has forced tenants to seek elsewhere for places to live. Only a small percentage of these people can go to the north, some, but not a large proportion, can go to New Jersey.

"Long Island, therefore, remains the most accessible place. People go to places they can reach the easiest and quickest. If New York's population is distributed in accordance with its facilities, it will mean that at least one-half of the city's future increase is going to find homes out on Long Island. The present trend of this great home movement has already manifested itself in the construction of new buildings on Long Island by the winter travel on an increase of Railroad, 328 more daily commuters during February, 1920 than for the same month of the previous year."

AN OLD FLAT TO BE ALTERED



The Ambassador Hotel, which is to be altered and modernized.

HOTEL TO HAVE LAWN ON THE 14TH FLOOR

Twelve Foot Setback Will Be Real Front Yard.

A new and somewhat unique idea in construction has been worked out in connection with the Ambassador Hotel, now being built in Park avenue, from Fifty-first to Fifty-second street, New York City. At the fourteenth floor there is to be a lawn, twelve feet deep, in a setback of a twelve foot depth, which will be a real front yard. This is a new idea, which requires that at certain distances from the ground floors must be built back from the front of the structure.

In the same way, the Ambassador Hotel, the fourteenth floor setback is a bare roof area running the entire length of the block from Fifty-first street to Fifty-second street. Instead of leaving this space, 200x12 feet, unoccupied, a regular lawn with grass, flower beds and shrubbery will be substituted. This will give the occupants of the floor a veritable front yard although some two hundred feet above street level.

At the front of the yard along the entire Park avenue side will be an arched balustrade and lattice work so that persons may utilize the little touch of green far above the street without danger or inconvenience.

It is said this is the first time New York City's zoning law has been utilized in this way, and the innovation is probably distinctive among buildings of the world.

INVESTMENT OPPORTUNITIES.

J. P. Day Will Auction Joseph Kahn Realty on April 29.

Joseph P. Day will offer at Supreme Court partition sale a number of investment properties to close the estate of John Kahn, in the Exchange Saleroom, 14 Vesey street, on April 29, at noon. The properties to be offered include ten houses located as follows: Southeast corner of Market and Madison streets, southeast corner of Madison and Pike streets, northwest corner of Monroe and Market streets, 161 Madison street, 47 Pike street, 154 Madison street and C2 and C3 Pike street. Other properties to be offered are 153 East 126th street, a three story brick garage; 2008 Madison avenue, a three story brownstone building; 2223 Third avenue, a two story frame building; 2309 and 2311 Third avenue, two two story frame buildings and two leasehold properties; 44 Market street, a three story brick dwelling; and East Broadway, a four story brick building. Only the leaseholds of the latter two properties will be sold.

TO REPAIR FIFTEEN STREETS IN QUEENS

Borough President Starts Big Repaving Programme.

Borough President Connelly has given orders for preparation of contracts for repaving fifteen streets in important business and residential sections of Queens. The total cost of which will be \$396,000. This is the largest amount of repaving ordered at one time in the history of the borough. The work is to be started before June 1.

This repaving work is to be carried on

FARM AND GARDEN

De Lue's GOLDEN GIANT SWEET CORN

New Early Hybrid

This new corn has been before the public for three years and thoroughly tested throughout the United States and Canada in comparison with all other varieties of sweet corn, and particularly with the once popular Golden Bantam. It has been pronounced superior to all others.

The most particular attention has been paid to the quality for earliness and great size would not for nothing without this crowning virtue. It is because of the extreme tenderness, combined with that exquisite rich sugary flavor, that the Golden Giant has become the standard of perfection for sugar corn the world over, and when you consider that it is a one to two weeks earlier, and two to three times as large and better in quality than its own parent, the Golden Bantam, you may be sure it has well earned the title "The New Master of the Fields."

De Lue's Golden Giant excels all other early varieties in size, productiveness and quality and all the late varieties in quality and early maturity. It is the one corn for the home or market gardener who wants the greatest amount of highest quality corn in the shortest period of time from the smallest piece of land.

THE OTHER FELLOW'S OPINION

Mr. R. P. R. says: "I have had a great many years in farming and never in my experience have I seen a corn that produces such large well-formed ears, and a corn which was as juicy, tender and sweet."

Mr. W. B. H. says: "I found your Golden Giant corn a bowing success. The best corn by a long way in every respect that we ever had. There was more growth from one seed of your corn than from five seeds of the Golden Bantam which we had. The growth was something wonderful—quite a few ears had eighteen and twenty rows."

Mr. W. H. H. says: "I found your Golden Giant corn a bowing success. The best corn by a long way in every respect that we ever had. There was more growth from one seed of your corn than from five seeds of the Golden Bantam which we had. The growth was something wonderful—quite a few ears had eighteen and twenty rows."

SEND FOR NEW 1920 CORN AND STRAWBERRY LITERATURE

Prices: 2 oz., 35c; 4 oz., 50c; 8 oz., 85c; 16 oz., \$1.50

NEW WUNDER STRAWBERRY DE LUE'S JUDITH

Awarded silver medal and three first prizes by the Massachusetts Horticultural Society. Was the first native berry to arrive in Boston market in the season, bringing \$1.00 per quart.

ONE DOLLAR PER QUART WHOLESALE

while the best New York and New Jersey berries were selling for forty cents per quart retail. This is the highest price ever paid for a berry at wholesale in Boston market.

COMBINES HIGH QUALITY WITH FIRMNESS

De Lue's Judith is a long season, very productive, wonderfully flavored, sweet and juicy strawberry of the highest quality. The plants are vigorous and healthy, having perfect blossoms and making an abundance of strong runners so they can be rapidly multiplied. Just as De Lue's Golden Giant Sweet Corn excels among other varieties of sweet corn, so De Lue's Judith Strawberry surpasses in excellence other varieties of strawberries both for the home and the market.

SEND FOR LITERATURE ON STRAWBERRY AND SWEET CORN

Prices: One dozen plants, \$2.50; Fifty plants, \$9; 100 plants, \$15

Send check or money order—no stamps.

THE DE LUE EXPERIMENTAL FARM : NEEDHAM, MASS.

DAHLIA FIVE CHOICE NAMED VARIETIES FOR \$1.00 PER PLANT

This collection has been carefully selected from my stock of 2,000 varieties and being particularly adapted for garden and cut flowers. Every bush labeled, five distinct colors. You run absolutely no risk, as they are guaranteed to grow and to be true to name.

Cultural Guide Free. Glad to send you a complete line of Dahlias and how to grow them and a complete line of Dahlias, Iris, Phlox and Nursery Stock. Write for it. J. H. ALEXANDER, Largest Dahlias Grower in the World. 19-30 Central St. EAST BRIDGEWATER, MASS.

Box-Barberry

The New Hardy Dwarf Edging and Low Hedge. Originals and Reproductions. The Elm City Nursery Company, Woodmont Nurseries, Inc., Box 204, New Haven, Conn. Send for Box-Barberry Folder and General Nursery Catalogue.

60,000 COOLEY CHICKS READY

For April 21-28-30. There has been a scarcity of good baby chicks this spring, but I can furnish you what you need. The right price from high grade record layers that will produce you more eggs next winter. 2500 chick average layers in the hands of our customers means something to you when you lay chicks. Don't experiment, send your order at once and try Cooley chicks this year. Order direct from this ad. Send cash with order.

	Per 100	Per 50	Per 25
WHITE LEGHORNS	\$25.00	\$13.00	\$7.00
6,000 Victor Barred Rocks	\$25.00	\$13.00	\$7.00
8,000 Cornish Game Hens	\$25.00	\$13.00	\$7.00
White Leghorns	\$25.00	\$13.00	\$7.00

SPECIAL PRICES WHILE THEY LAST FOR

6,000 Victor Barred Rocks \$25.00 \$13.00 \$7.00
8,000 Cornish Game Hens \$25.00 \$13.00 \$7.00
White Leghorns \$25.00 \$13.00 \$7.00

All pure bred stock, non mongrels or just anything like a chicken, but chicks from vigorous, free range, productive flocks, that develop into big profit payers. Ask me who buy Cooley Chicks, and hurry your order today. Booklet free.

ELDEN S. COOLEY, FRENCHTOWN, N. Y.

Pratts Buttermilk Baby Chick Food

Is guaranteed to grow every livable chick. "Your Money Back If You Are Not Satisfied."

PRATT FOOD CO. Philadelphia, Chicago, Toronto, B-17a

INVITING HOME SITES FOUND IN STAMFORD

Thriving City Attracts Many New York Business Men.

Few persons realize that Stamford, the nearest big town from New York on the run to Connecticut, is the home of hundreds of New York business men. Because this bustling community is in another State the average person is inclined to overlook the fact that it is less than an hour's ride from the Grand Central Terminal.

When the automobile was a curiosity and owned almost exclusively by the well to do the run from New York to Stamford and back was considered a good endurance test, and as the roads were good many New Yorkers traveled it as their favorite spin. Of course, the route led through Greenwich, which made the ride even more attractive.

That custom of driving to Stamford in a way caused the city to be "discovered" by this class of tourists, who were delighted by the natural beauty of its hills and ditches and the pretty inlets of the Sound, then only sparsely settled.

As the roads were improved and "discovery" was made by the thousands of occasional visitors began buying up tracts of land, farms and building sites, which have now increased many times over their original value.

PUST'S SEEDS

PRODUCE QUICK AND POSITIVE RESULTS

"Very Best" Lettuce

This variety, the result of long years of the most careful selection, forms beautiful, large, solid heads of crisp, tender quality, free from bitterness, and is a true lettuce, not a romaine. Pust's "Very Best" is superior to others. Unsurpassed for early sowing in the open ground.

Pkt., 5c; Oz., 20c; 1/4 lb., 60c; 1 lb., \$2.00

Send Today for Our Free Garden Guide

Tells what, when, and how to plant for best results. Shows how to make your garden really cut the high cost of living. Send a postal today for a free copy.

Free Flower Seeds with Orders of 50 Cents and Over

ROBERT PUST COMPANY, 6 and 8 S. Front St., Philadelphia, Pa.

Gardeners! Buy the Best

Good seeds and bad seeds look alike. It takes a year to test them. You cannot risk trying a few cents on seeds. Buy the best.

And after all, "Gregory's" seeds cost little if any, more than the others. And think of the delight in harvesting crisp vegetables of the highest quality. Buy your seeds from the man who has obtained the best seeds from the best sources.

Write today for our 1920 catalog.

J. H. GREGORY & SON

Established 1824

15 Elm St., Marlborough, Mass.

Branch: Lynn.

Fargo's Famous \$1 Specials

Curled and Crested Zinnias are a wonderful thing in the flower family. The flower somewhat resembling lovely Castra lilies in shape. Continuing the lovely Castra lily, many bright colors from July to November. Rare for bouquets. Planted among the flowers, they are almost sure to bloom. You can have a gorgeous display of three lovely flowers at almost cost, don't miss them even if you have to plant them in the garden. Order NOW. 50 plants (enough for a grand big bed), all for only \$1 (or 50¢ for 25).

Other Big \$1 Specials

12 fine Dahlias, \$1.12 gorgeous Camas, \$1.12 lily Iris, \$1.12 exhibition Gladioli, \$1.12. 1000. 2500. 5000. 10000. 25000. 50000. 100000. 250000. 500000. 1000000. 2500000. 5000000. 10000000. 25000000. 50000000. 100000000. 250000000. 500000000. 1000000000. 2500000000. 5000000000. 10000000000. 25000000000. 50000000000. 100000000000. 250000000000. 500000000000. 1000000000000. 2500000000000. 5000000000000. 10000000000000. 25000000000000. 50000000000000. 100000000000000. 250000000000000. 500000000000000. 1000000000000000. 2500000000000000. 5000000000000000. 10000000000000000. 25000000000000000. 50000000000000000. 100000000000000000. 250000000000000000. 500000000000000000. 1000000000000000000. 2500000000000000000. 5000000000000000000. 10000000000000000000. 25000000000000000000. 50000000000000000000. 100000000000000000000. 250000000000000000000. 500000000000000000000. 1000000000000000000000. 2500000000000000000000. 5000000000000000000000. 10000000000000000000000. 25000000000000000000000. 50000000000000000000000. 100000000000000000000000. 250000000000000000000000. 500000000000000000000000. 1000000000000000000000000. 2500000000000000000000000. 5000000000000000000000000. 10000000000000000000000000. 25000000000000000000000000. 50000000000000000000000000. 100000000000000000000000000. 250000000000000000000000000. 500000000000000000000000000. 1000000000000000000000000000. 2500000000000000000000000000. 5000000000000000000000000000. 10000000000000000000000000000. 25000000000000000000000000000. 50000000000000000000000000000. 100000000000000000000000000000. 250000000000000000000000000000. 500000000000000000000000000000. 1000000000000000000000000000000. 2500000000000000000000000000000. 5000000000000000000000000000000. 10000000000000000000000000000000. 25000000000000000000000000000000. 50000000000000000000000000000000. 100000000000000000000000000000000. 250000000000000000000000000000000. 500000000000000000000000000000000. 1000000000000000000000000000000000. 2500000000000000000000000000000000. 5000000000000000000000000000000000. 10000000000000000000000000000000000. 25000000000000000000000000000000000. 50000000000000000000000000000000000. 100000000000000000000000000000000000. 250000000000000000000000000000000000. 500000000000000000000000000000000000. 1000000000000000000000000000000000000. 2500000000000000000000000000000000000. 5000000000000000000000000000000000000. 10000000000000000000000000000000000000. 25000000000000000000000000000000000000. 50000000000000000000000000000000000000. 100000000000000000000000000000000000000. 250000000000000000000000000000000000000. 500000000000000000000000000000000000000. 1000000000000000000000000000000000000000. 2500000000000000000000000000000000000000. 5000000000000000000000000000000000000000. 100. 25000000000000000000000000000000000000000. 500. 1000. 2500. 5000. 100. 25000. 500. 1000. 2500. 5000. 100. 25000. 500. 1000. 2500. 5000. 100. 25000. 500. 1000. 2500. 5000. 100. 25000. 500. 1000. 2500. 5000. 100. 25000. 500. 1000. 2500. 5000. 100000000